



**Hedgehog House, 8 New Street, Waddesdon,
Buckinghamshire, HP18 0LR**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 5 miles (Marylebone 55 mins), Thame 9 miles (Distances approx.)
HEDGEHOG HOUSE, 8 NEW STREET, WADDESDON, BUCKINGHAMSHIRE, HP18 0LR

A DETACHED PERIOD HOUSE WITH POTENTIAL TO UPDATE AND POSSIBLY EXTEND. VERY PRIVATE SOUTH FACING 60FT GARDEN

Sitting Room/Dining Room, Kitchen/Breakfast Room, Study or Family Room, Lobby, Utility Room, Toilet, Boiler Room, 3 First Floor Bedrooms (All Doubles), Family Bathroom, Additional WC, Loft Room. Driveway for 2 Vehicles. Garage. Large Secluded Garden

GUIDE PRICE £535,000 Freehold

DESCRIPTION

Hedgehog House sits off a side street in the middle of the village, a Victorian property which has retained some charming features such as the original internal doors and fireplaces. The elevations are red brick, the front elevation having yellow brick quoins and a diapered yellow brick diamond alongside pvcu sash style windows.

The accommodation would benefit from a little updating but is perfectly liveable, it does though offer the opportunity to replace the kitchen and bathroom for example.

Beyond the main door is a broad sitting and dining room with floorboards and at one end a cast iron fireplace that has an open flue which could be lined and a woodburning stove installed. The kitchen/breakfast room has painted timber units and natural wood worktops incorporating a butlers sink. Integrated is a fridge, there is plumbing for a dishwasher, and remaining is a cooking range with 5 gas burners and 2 electric ovens. The staircase resides in the

study/family room where the another old fireplace. Behind the kitchen are a lobby for a host of coats and boots, a utility room and finally a toilet. The brickwork is exposed up to the landing and on the first floor are three bedrooms, the smallest able to take a double bed. The bedrooms are served by a full bathroom and also a second separate wc. A proper staircase leads up to the loft room where there is a small amount of restricted headroom. Around the edges are under eaves storage cupboards and in the roof are two velux windows.

Opposite the garage is the boiler room.

OUTSIDE

At the front are railings and a hand gate with a gravelled drive down the side and a garage and gated rear access.

The garage is brick built and has twin wooden doors with a personal door at the back.

The rear garden enjoys a southerly aspect and is secluded measuring roughly 60ft in depth. It has become a little wild over recent years but could be restored to a real showpiece for the property. Currently there is a stone patio, lawn and a row of trees about two thirds in. The back boundary is walled and in the corner a shed.

Attached to the houses downstairs toilet is a potting shed.

AGENTS NOTE: There are no building regulations for the loft conversion although it is to all intents and purposes a fourth bedroom. Planning consent and building regulations were obtained for a roof light in 1991 which is when we assume the loft was converted.



LOCATION

In the ancient division of the county, Waddesdon Parish was of great extent. The name is a combination of a person's name and 'DUN' in old English, translating to Wotts Hill. The village is steeped in history, a large account is written in 'MAGNA BRITANNIA' in 1806 concerning its famous connections. There is a church of Norman origins and the old Roman Military Road, Akeman Street used to pass through the place. A branch of the

Aylesbury and Tring silk manufactory was established in the village in 1843 employing some 40 females at hand loom weaving but has long since gone. Of some renown is the magnificent Waddesdon Manor, the recently refurbished Rothschild Mansion. Baron Ferdinand De Rothschild bought the land in 1874, it is said he picked the site for his residence after hunting in the area.



The village has excellent pre schools with a junior and highly sought after secondary school.

The nearby market towns and villages provide a wealth of historical and interesting places to visit including the local Waddesdon Manor, Claydon House and Quanton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet, the Friar's Square Centre in Aylesbury, Milton Keynes and Oxford. The village itself offers a great convenience Store with a post office, a popular coffee shop, hairdressers salon, a Doctor's Surgery, dentist, vet, charity shop, pubs, the Five Arrows Hotel and an Indian Restaurant, and Chinese takeaway/fish and chips. There are also tennis and bowls clubs.

Aylesbury is about 5 miles with the Aylesbury Vale Parkway station providing frequent service to Marylebone, just a five minute drive away in Fleet Marston/Berryfields. Haddenham/Thame Parkway station is about 8 miles away, providing rail links to London and Birmingham. The market town of Thame is about 9 miles and Oxford is approx. 26 miles. The M40 motorway beyond gives access to London, Oxford, Birmingham, the M25 network, Heathrow, Gatwick and Luton airports.

COUNCIL TAX

Band E £3,016.29 per annum 2025/26

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.

Pre Schools in Waddesdon

Primary and Secondary Schools in Waddesdon.

Public Schools at Stowe, Berkhamsted and Oxford.

Grammar Schools at Aylesbury.



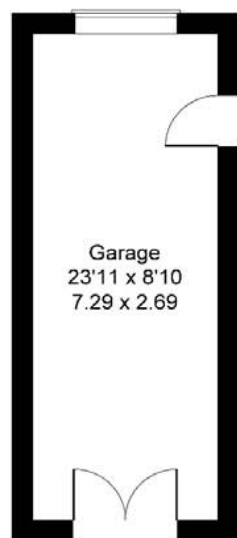
SERVICES

Mains Electricity, Gas, Drainage and Water.

VIEWING

Strictly through the vendors agent W Humphries of Waddesdon. 01296 658270

DIRECTIONS - From Aylesbury take the A41 towards Bicester into Waddesdon and in the middle village turn right immediately prior to the pedestrian crossing down Quanton Road. New Street is a little way along on the right.

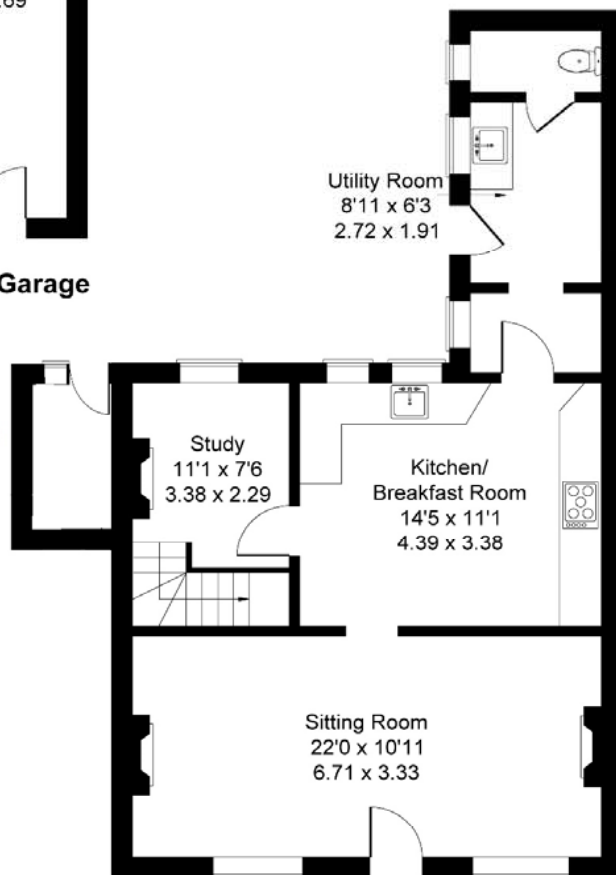


The garage is situated almost level to the front of the property

Garage
23'11 x 8'10
7.29 x 2.69

Garage

Boiler Room
7'5 x 5'8
2.28 x 1.76



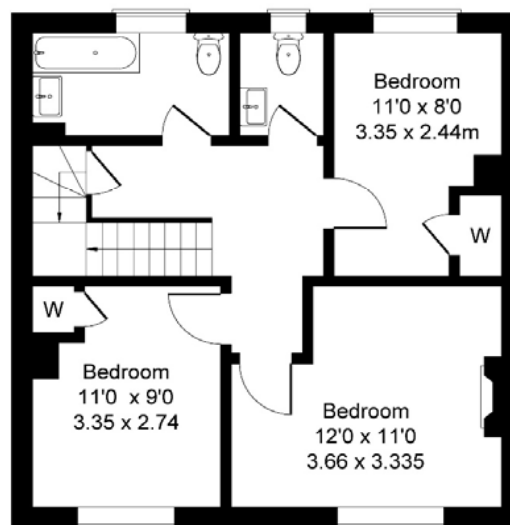
Utility Room
8'11 x 6'3
2.72 x 1.91

Study
11'1 x 7'6
3.38 x 2.29

Kitchen/
Breakfast Room
14'5 x 11'1
4.39 x 3.38

Sitting Room
22'0 x 10'11
6.71 x 3.33

Ground Floor

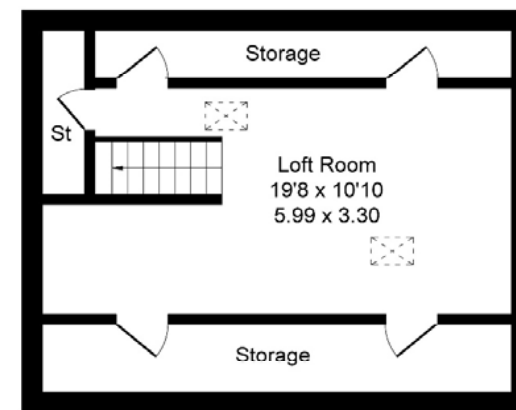


Bedroom
11'0 x 8'0
3.35 x 2.44m

Bedroom
11'0 x 9'0
3.35 x 2.74

Bedroom
12'0 x 11'0
3.66 x 3.335

First Floor



Storage

St

Loft Room
19'8 x 10'10
5.99 x 3.30

Storage

Second Floor

Hedgehog House

Approximate Gross Internal Area 148.41 sq m / 1597.47 sq ft

Garage = 19.62 sq m / 211.26 sq ft

Total = 168.03 sq m / 1808.65 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2025.





IMPORTANT NOTICE

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- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
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